



March 22, 2024

City of Ann Arbor
Planning Department
301 E Huron Street
Ann Arbor, Michigan 48104

Attn: Hank Kelley, Deputy Planning Manager

Re: 2845 S. State Street – Arbor South Project
Zoning Code Change Request
Midwestern File No.: 23142A

Dear Hank:

Midwestern Consulting, on behalf of our clients Crawford-Hoying, and Oxford Companies are respectfully requesting a text amendments to the TC1 zoning code as follows.

1 - Amendment to Table 5.17-8 Transit Corridor District Additional Standards

1. Curb Cut Limits - Bullet point 2 – Lots 250 feet or more in width: No more than 2 curb cuts **per public road frontage**

2 - Amendment to Table 5.17-8 Transit Corridor District Additional Standards

6. Building Dimensions

- The Building width parallel to the street may not exceed 250 feet **unless the lot or block is more than 3 acres and greater in size then the maximum building dimension parallel to the street may exceed 250 feet but less than 300 feet**
- The Building maximum diagonal dimension may not exceed 360 feet **unless the lot or block is more than 3 acres and greater in size then the maximum building diagonal dimension may exceed 360 feet but must be less than 450 feet**

3 - Amendment to Table 5.17-8 Transit Corridor District Additional Standards

5. Building Frontage - The minimum building frontage shall be 70% of the Lot Width provided this allows 30 feet between the Building and Side Lot Line normally or 45 feet between the Building and Side Lot Line when adjacent to residential zoning. If the site is divided into smaller blocks as required above, the minimum building frontage shall apply to each block. **Public open space, natural features preservation, plazas, park areas, gathering spaces, and public art installations may count toward frontage requirements adding to the building frontage dimension.**

4 - Article III: Use Regulations 5.16 Use Specific Standards – 5.16.3 Commercial Uses

4. In the TC1 district, an off-street Parking Structure in any Building adjacent to the street must be separated from the street on the first floor by a permitted primary use at least 25 feet in depth from the exterior front wall, with the exception of the portion of the Parking Structure that provides vehicular or pedestrian access to the street.

Lots/blocks 3 acres and greater in size and adjacent to the street could have 30% of the building frontage as parking structure.

Or consider...

Allowing parking structure frontages on non-transit corridor street frontages. In the case of the Arbor South project this would mean that there would be no structures fronting on S. State and Eisenhower (both designated transit corridors), but the project could have parking structure along the frontage of Boardwalk.

5 – Block definition addition to definitions section

Add block definition to definitions in code. We see many urban areas using the curb line as the block limit measuring point. This would help alleviate any confusion over the nuanced differences of a block, lot, parcel, and unit of a site condo.

These requests come from conceptual design work that has been completed while considering the application of the TC1 code to our contemplated Arbor South Project concept. The Arbor South project is the redevelopment of 23 acres of office use into a vibrant mixed use environment by introducing residential, commercial and open spaces into the office environment. This development will replace the over 10 acres of surface parking with a unique urban grid style layout including unique pedestrian spaces for social gathering and programming. Other unique site features include:

- Frontage along 3 public road rights of way, two of which are designated transit corridors
- Location of existing iconic office buildings in 777 and 789 Eisenhower
- Location of existing storm water features / ponds
- Existing public utility easements and infrastructure
- Existing private utility easements and infrastructure

We are hopeful that with this request that staff, the City Ordinance Revisions Committee, and City Planning Commission would consider these modifications to the code.

Please note that with this request we have included the application fee of \$2,000.

Sincerely,
MIDWESTERN CONSULTING, LLC



Thomas J. Covert, RLA, AICP, LEED AP
Principal